



**STATEMENT OF PROCEEDINGS
FOR THE SPECIAL MEETING OF THE
LOS ANGELES GRAND AVENUE AUTHORITY**

TUESDAY, JANUARY 21, 2014, 9:00 A.M.

MEETING LOCATION

**KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, **ROOM 374-A**
LOS ANGELES, CALIFORNIA 90012**

Teleconference Locations
CITY OF LOS ANGELES – COUNCIL DISTRICT 14
CITY HALL OFFICE
200 NORTH SPRING STREET, ROOM 465
Los Angeles, CA 90012

WAIKALOA MARRIOTT - LOBBY
69-275 WAIKALOA BEACH DRIVE
WAIKALOA, HI



AUDIO LINK FOR THE ENTIRE MEETING. (14-0511)

Attachments: [AUDIO](#)

Present: Chair Gloria Molina, Vice Chair José Huizar,
 Secretary William Fujioka and Director Steve Valenzuela

I. ADMINISTRATIVE MATTERS

1. Call to Order. (14-0406)

Chair Molina called to order the fifty-seventh meeting of the Los Angeles Grand Avenue Authority at 9:10 a.m. A roll call established a quorum of all members were present in the jurisdiction.

2. Approval of the September 30, 2013, December 18, 2013 and January 15, 2014 special meetings minutes. (14-0369)

By Common Consent, there being no objection, this item was continued.

Attachments: [SUPPORTING DOCUMENT](#)
 [SUPPORTING DOCUMENT](#)
 [SUPPORTING DOCUMENT](#)

II. RECOMMENDATIONS

3. Find the Fourth Amendment to Disposition and Development Agreement for Grand Avenue Project - Phase I, Parcel Q (apartments, including affordable units, hotel, and retail restaurant uses) located at 150 South Grand Avenue, Los Angeles, CA, as executed and delivered to the Authority on December 18, 2013 by Grand Avenue L.A., LLC., acceptable in accordance with the September 30, 2013 Letter Agreement, or instruct Authority negotiators what additional changes, if any, are required, and further instruct the negotiators to accept on behalf of the Authority a Developer-submitted DDA amendment only if it includes Authority required additional changes and is executed and delivered by Developer before the deadline on January 21, 2014 along with any required conforming submittals, determine such action is exempt from the California Environmental Quality Act, and authorize execution of any required conforming documentation on behalf of the Authority - Dawn McDivitt/Jenny Scanlin. (14-0408)

This item was discussed after Item 4.

Secretary Fujioka noted that after the Board's direction at its meeting on January 15th, the staff reported that the negotiating team had reached a recommended resolution of all issues raised and that the Developer can submit responsive documents today as required, and he made a motion accepting the staff recommendations including that the Authority find acceptable the Fourth Amendment to the DDA as executed and delivered by the Developer before today's deadline and requested staff to confirm their action to the Developer today; and further authorized the execution today of conforming documentation in the September Letter by the Chair or other available Authority Board member.

Chair Molina seconded the motion.

Director Valenzuela supported the motion and thanked the Authority's negotiating team for all their hard work.

John Wickham, Office of the Chief Legislative Analyst, City of Los Angeles, addressed the Authority Board and indicated, as stated in the letter presented to the JPA Board today from Gerry Miller with the City Office of the Chief Legislative Analyst, that time would be required to review the documents at the City of Los Angeles. Chair Molina indicated that the proposed timelines should provide sufficient time for the City and others to complete those reviews.

George Mhlsten of Latham & Watkins, addressed the Authority Board on behalf of Related, in support of the progress and expressed gratitude for all of the hard work.

Cindy Starrett of Latham & Watkins, addressed the Authority Board on behalf of Related, in support of the steps taken by the Authority Board and reported that collaborative efforts are also being made by Related and the City of Los Angeles.

Chair Molina indicated that it is essential that the Board be supportive to assist Related in getting their information to the City to get the City's approvals and make a pathway for the City to reach that approval as quickly as possible, and that the Authority has no jurisdiction over the City process. Chair Molina expressed her gratitude for all of the hard work and is pleased with the direction and progress of the project.

Chair Molina indicated that the Board was supportive of the project and of Related's requests to the City and the timeline for the review process. She expressed the Board's support for the project as re-designed as meeting the original Reimagining Grand framework and thanked the staff.

Director Huizar acknowledged that collaborative efforts are needed to make the project a success and expressed gratitude to everyone involved.

Therefore, on motion of Secretary Fujioka, seconded by Chair Molina, the Authority found acceptable the Fourth Amendment to the DDA and requested staff to confirm their action to the Developer; and further authorized the execution today of conforming documentation in the September Letter by the Chair or other available Authority Board member.

**Ayes: 4 - Chair Gloria Molina, Vice Chair José Huizar
Secretary William Fujioka and Director Steve
Valenzuela**

III. CLOSED SESSION

4. NOTICE OF CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: Parcels Q (Assessor Parcel No. MB 5149-10-949) and W-2 (Assessor Parcel No. MB 5149-10-944) of the Bunker Hill Urban Renewal Project Area and the Grand Park parcels

JPA Real Property Negotiators: Richard Volpert, Michelle Cervera, Dawn McDivitt, Thomas Webber, Diane Hvolka, Jenny Scanlin

Negotiating Parties: Grand Avenue L.A., LLC
Under Negotiation: Price and Terms of Payment. (14-0409)

This item was taken up before item 3.

Chair Molina referenced the above Notice of Closed Session and the JPA Board recessed to Closed Session at 9:15 a.m. Present were Chair Molina, Vice Chair Huizar, Secretary Fujioka and Director Valenzuela.

The JPA Board reconvened the Grand Avenue Authority meeting at 9:39 a.m. Roll call confirmed present were Chair Molina, Vice Chair Huizar, Secretary Fujioka and Director Valenzuela.

No reportable action was taken in Closed Session.

To allow for discussion of any pending issues among the parties' negotiators, the JPA Board recessed for fifteen minutes at 9:40 a.m.

The JPA Board reconvened the Grand Avenue Authority meeting 9:55 a.m. Present and confirmed by roll call were Chair Molina, Vice Chair Huizar, Secretary Fujioka and Director Valenzuela.

The Board then took up Item 3.

IV. MISCELLANEOUS

5. Discussion of Future Agenda Items and Date of Next Meeting - Dawn McDivitt. (14-0410)

By Common Consent, there being no objection, the Grand Avenue Authority cancelled the meeting of January 27, 2014. The next regular meeting is scheduled for Monday, February 24, 2014 at 10:00 a.m.

6. Public Comment. (14-0411)

No members of the public addressed the Authority Board.

7. Adjournment. (14-0412)

There being no further business to discuss, Chair Molina adjourned the meeting at 10:05 a.m.